

Department of Veterans Affairs  
Veterans and Community Oversight and Engagement Board (VCOEB)  
Federal Advisory Committee Meeting (Virtual)  
January 28, 2021

**Committee Members Present:**

Lieutenant General (R) John D. Hopper Jr., Chair  
Philip Mangano, Vice Chair  
Anthony Allman  
Joshua Bamberger  
Robert Begland  
Julian Manalo  
Jennifer Marshall  
Jim Perley  
Dan Rosenfeld  
Joseph Sapien  
Sarah Serrano  
Kristine Stanley  
Dennis Tucker  
Hamilton B. Underwood  
Dr. Mark Wellisch  
Jim Zenner

**Committee Members Absent:**

Leticia Colchado

**Department of Veterans Affairs Staff Present:**

Eugene W. Skinner Jr., Designated Federal Officer  
Chihung Szeto, Alternate Designated Federal Officer  
Dr. Steven E. Braverman, M.D. Medical Center Director  
Jelessa Burney  
Toni Bush Neal  
Cynthia Cordova  
Carmen Gamble  
Jeffrey Moragne  
Dr. Barbara Morton  
Dr. Betty Moseley Brown  
Jim Wartski  
Darryl Joseph  
Matthew McGahran  
Robert McKenrick

**Public Present:** Please note that the meeting was virtual and open to the public, full attendance could not be taken or confirmed.

Perlita Carrillo, Associate Director, Brilliant Corners  
Daniel Valdez, Brilliant Corners

Roberto Clemente, Office of Asset Enterprise Management  
 Brian D'Andrea, West LA Veterans Collective  
 Meghan Flanz, West LA VAMC  
 Marnie Gale, Craddock Group, Managing Director

January 28, 2020

<p>Call to Order,          Attendance, Welcome,          Pledge of Allegiance,          Opening Remarks</p>	<p>Eugene W. Skinner Jr., Designated Federal Officer (DFO)</p> <ul style="list-style-type: none"> <li>• Mr. Skinner called the meeting to order at 3:01pm EST, announcing himself as DFO and Chi Szeto as the alternate DFO             <ul style="list-style-type: none"> <li>○ Welcomed the Committee members, introduced Lt. Gen. John D. Hopper, Jr. as the Chair, and took roll call</li> <li>○ Announced 10 out of 15 voting members present, and 0 out of 5 non-voting members present, making it a quorum</li> <li>○ Went over ground rules</li> <li>○ Gave FAC support email address and public comment email address</li> </ul> </li> </ul> <p>Lt. Gen. John D. Hopper, Jr.</p> <ul style="list-style-type: none"> <li>• Lt. Gen. Hopper led the committee in the Pledge of Allegiance</li> <li>• Introduced Dr. Barbara Morton as Acting Director of the Veterans Experience Office (VEO)</li> </ul>
<p>Veterans Experience          Office Update</p>	<p>Dr. Barbara Morton, Acting Chief Veterans Experience Officer</p> <ul style="list-style-type: none"> <li>• Thanked Dr. Lynda Davis for her service to VEO and to the VCOEB FAC</li> <li>• Struck by the journey the committee has been on, virtue of welcoming multiple perspectives to the board, thrilled to hear all voices that are coming together to work on this important mission</li> <li>• Dr. Morton thanked the board members, noted the importance of the board, and that she was looking forward to supporting the committee going forward</li> </ul>
<p>Advisory Committee          Management Office,          Committee Training,</p>	<p>Mr. Jeffrey Moragne, Director VA Advisory Committee Management Office</p> <ul style="list-style-type: none"> <li>• Mr. Moragne thanked Lt. Gen. Hopper and the committee</li> <li>• Make sure you are aware of boundaries that Federal Advisory Committee Act (FACA) mandates so you can be successful for the charge you are given in charter             <ul style="list-style-type: none"> <li>○ Board established by statute (about 1,000 committees in all, 26 in VA)</li> <li>○ New FAC on Indian Veteran Outreach</li> <li>○ FACA applies anytime you meet (Requirements on Slide one)</li> <li>○ Must meet in public, always have DFO for full or subcommittee, all records (reports, slides, notes) are open to the public</li> <li>○ Must have a quorum (Voting members- 50% of membership plus 1)</li> <li>○ Publish in Federal Register 15 days prior to meeting, closed meeting rules (sensitive information, medical privacy) that public does not have access to—in general, most meetings are public</li> <li>○ Must publish in Federal Registry the reason a meeting was closed to public</li> <li>○ Cannot talk about recommendations or quality of recommendations if you are meeting privately (FACA violation)</li> <li>○ Legislative bodies may ask you to come speak to them/testify</li> <li>○ FAC members are allowed to testify but only as a private citizen and not on behalf of the committee</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Common Best Practices <ul style="list-style-type: none"> <li>○ Mastering your calendar</li> <li>○ Know your role as a board member (read VA Committee Handbook/charter)</li> <li>○ Subcommittees (heavy lifting for committees, draft most of the recommendations for parent committee)</li> <li>○ Meeting mechanism (do not jam presentation after presentation), difficult in virtual environment</li> <li>○ Cross-committee collaborations</li> <li>○ SMART template (helps with writing recommendations)</li> </ul> </li> <li>• There were no questions from the board for Mr. Moragne</li> </ul>
COVID-19 Update	<p>Dr. Steven E. Braverman, M.D., Medical Center Director</p> <ul style="list-style-type: none"> <li>• Dealing with COVID-19 has been difficult, but VA has own supply chain from personal protective equipment (PPE) to vaccinations</li> <li>• Primary efforts <ul style="list-style-type: none"> <li>○ Today 29 Veterans are acute inpatients with COVID-19 (first time under 30 since Thanksgiving)</li> <li>○ 13 Veterans in Covid-19 Recovery Unit (CRU) stood up in March/April for nursing home Veterans to quarantine from nursing homes that did not need hospital care—prevented large outbreaks in the Veteran community</li> <li>○ One domiciliary floor is dedicated to COVID-positive Veterans (particularly homeless Veterans)</li> <li>○ Seeing decrease in current surge</li> <li>○ Mobile tent hospital for ambulatory COVID-19 care setup</li> <li>○ Monoclonal antibody treatment enabled VA to increase treatment from one a day to five or six a day depending on national availability</li> <li>○ VA has started their vaccination effort</li> <li>○ Vaccinated 13,000 (5,000 Veterans and 3,800 staff)</li> <li>○ Goal is 1,800 vaccinations a week, started at WLA campus but have expanded to other campuses</li> <li>○ Target population is Veterans who are 65+ and older or those with illness who may be at risk</li> <li>○ VA is taking on this effort with own staff, so some elective procedures may be suspended, but all urgent and emergency procedures will go on</li> <li>○ Increase in virtual care so Veterans can still see a doctor without traveling to VA facility</li> </ul> </li> <li>• Maintained Care Treatment Rehabilitation Service (CTRS) <ul style="list-style-type: none"> <li>○ Serves homeless population (tenting program)</li> </ul> </li> <li>• Mr. Bamberger mentioned some VA medical centers were prioritizing homeless Veterans in their top tier populations to get the vaccinated. He asked the priority of homeless in the LA area. <ul style="list-style-type: none"> <li>○ Dr. Braverman said homeless Veterans were in the top tier of prioritization and most Veterans in the congregate areas of CTRS have been offered vaccine <ul style="list-style-type: none"> <li>▪ Homeless Veterans out of CTRS are being addressed by the outreach team.</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ Challenge is partnering with city and county to ensure distribution to all Veterans and ensuring homeless Veterans get their second dose.</li> <li>▪ Pfizer vaccine limits logistics due to temperature control requirements</li> <li>▪ Goal is to appropriately use vaccine and vaccinate as many people as possible</li> </ul> <ul style="list-style-type: none"> <li>• Mr. Bamberger mentioned California policy does not permit anyone under 65+ to get the vaccine right now, but GLA is using shared housing (domiciliary, A Bridge Home) as justification to distribute vaccine regardless of age</li> <li>• Mr. Bamberger asked about the plan for homeless Veterans living on the street <ul style="list-style-type: none"> <li>○ Dr. Braverman responded that Mr. McKenrick would discuss homeless Veteran outreach</li> </ul> </li> <li>• Anthony Allman mentioned the Veteran Town Hall meeting stated polymerase chain reaction (PCR) results took a day to get back. He asked if the testing outside the emergency room was PCR test? <ul style="list-style-type: none"> <li>○ Dr. Braverman answered there is a combination of tests <ul style="list-style-type: none"> <li>▪ Tests include PCR and antigen testing plus options that include flu, respiratory viruses</li> <li>▪ Majority are in algorithm for PCR but dependent asymptomatic or symptomatic to maximize testing capacity using all of those</li> <li>▪ Depending on algorithm and the likelihood of positivity or not</li> </ul> </li> </ul> </li> <li>• Mr. Allman said he received a test there mid-November and was told results would take two or three days but it took six days. Was that an outlier? <ul style="list-style-type: none"> <li>○ Dr. Braverman said it was most likely the week Long Beach ran out of test kits <ul style="list-style-type: none"> <li>▪ November surge led to distribution problems that have been addressed by diversifying testing capability</li> </ul> </li> </ul> </li> <li>• Mr. Mangano asked if the decision to pull staff from the medical center to respond to an emergency is made locally <ul style="list-style-type: none"> <li>○ Dr. Braverman said the decisions are made locally <ul style="list-style-type: none"> <li>▪ Federal employees have duties as assigned</li> <li>▪ Always have the capability to do so</li> <li>▪ We work with union partners to provide adequate training to do so</li> </ul> </li> </ul> </li> </ul>
Draft Master Plan Timeline Update	<p>Mr. Robert McKenrick, Community Engagement and Reintegration Service (CERS)/Master Plan</p> <ul style="list-style-type: none"> <li>• Enhance Use Leases (EUL) <ul style="list-style-type: none"> <li>○ Building 205 and 208 are under construction and expected to be complete by the end of Q1/beginning of Q2 calendar year 2022 total of 120 units</li> <li>○ Have expanded north campus to include dry utilities- will take a year to complete</li> <li>○ Building 207 EUL for 60 units construction began Q4 2020 and should be completed mid-2022</li> <li>○ Building 156 and 157 are being planned and designed</li> <li>○ Begin construction on MacArthur Blvd. (first 75 units in Phase I)</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• North Campus <ul style="list-style-type: none"> <li>○ Columbarium Phase I complete, no timeline from Memorial Services for Phase II completion</li> <li>○ Building 212 Sub-Acute Mental Health Renovation, in design phase adding 42 beds, looking to start construction end of Q1 2022 and end mid- 2024</li> <li>○ New mail room (11-month construction period) and VA police department quarters (design phase)</li> </ul> </li> <li>• South Campus <ul style="list-style-type: none"> <li>○ Building 500 Emergency Department Remodel is ongoing and will come after critical care center</li> <li>○ New Dietetic Kitchen South Campus Construction is ongoing with completion in Q1 2022</li> <li>○ Electrical Utilities (offsite work to the west of campus) in design phase</li> <li>○ Boiler Plant reconstruction in design phase (begin in 2023 as finishing electrical operations)</li> <li>○ Critical Care Center (New Hospital) in design phase, US Army Corps of Engineers in final design, planning and construction beginning in 2023, 2028 for completion, this project is based on funding, so it is being funded at each step</li> <li>○ Central Utility Plant is in design phase</li> <li>○ Consolidated Research Facility beginning in 2023, two years to complete (connect parts)</li> </ul> </li> <li>• Enhance Use Leases (EUL) are pending financing, completion of lease negotiations for EULs</li> <li>• An integrated project team (IPT) was established to meet with key entities to brief and partake in the operation and planning <ul style="list-style-type: none"> <li>○ Large amount of historic work, both Federal and State, being done in keeping with historic district</li> <li>○ Research on wet utilities, communication systems</li> <li>○ Phasing approach on how to break out a community structured project</li> </ul> </li> <li>• Wadsworth Chapel Effort <ul style="list-style-type: none"> <li>○ Two theaters, historic entities, trolley station, historic housing on south campus</li> <li>○ lease executed with Wadsworth Chapel Heritage Partner Group dedicated to preserving the chapel</li> <li>○ lease for 20 years with three additional 10-year options</li> <li>○ Accommodating a restroom in area as well</li> <li>○ VA is currently undergoing an active federal procurement process to lease the Historic Wadsworth Chapel</li> </ul> </li> <li>• Housing on Campus/bed breakdown <ul style="list-style-type: none"> <li>○ Not counting all medical beds like medical centers/nursing homes but counting beds that house the homeless</li> <li>○ Domiciliary (217) with 151 beds (58% capacity), little over 100 Veterans with 9 female Veterans</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ Domiciliary (214), 78 beds, top floor used as a COVID-19 treatment area to isolate and test homeless Veterans</li> <li>○ Over 300 individual Veterans have gone through building 214</li> <li>● A Bridge Home (Service Provider CLA) <ul style="list-style-type: none"> <li>○ 100 Emergency shelter beds (64% capacity)</li> </ul> </li> <li>● Building 257 (Service Provider ND) <ul style="list-style-type: none"> <li>○ Capacity of 146 (34% capacity)</li> <li>○ Some campus capacity is lower due to COVID-19 since some individuals do not want to live in communal living environments (must wear masks, restrictions)</li> </ul> </li> <li>● Safe Sheltering Tent/Parking Sites <ul style="list-style-type: none"> <li>○ CTRS- 100 tent spots (40% capacity)</li> <li>○ Safe parking program- Parking Lot #1 (50 vehicles, in and out during the day)</li> </ul> </li> <li>● Building 116 (transitional housing) <ul style="list-style-type: none"> <li>○ 161 beds (25% capacity)</li> <li>○ Low census due to COVID impact</li> </ul> </li> <li>● Building 209 (Permanent Supportive Housing) <ul style="list-style-type: none"> <li>○ 100% capacity</li> </ul> </li> <li>● West LA overall capacity (except EULs) 4,491 at capacity <ul style="list-style-type: none"> <li>○ EULs have capacity of 327 beds</li> </ul> </li> <li>● Anthony Allman asked if VA has explored tiny homes for emergency shelter <ul style="list-style-type: none"> <li>○ Mr. McKenrick responded that VA does not have the ability to provide that type of housing on campus <ul style="list-style-type: none"> <li>▪ VA is only allowed housing through EUL or clinical setting</li> <li>▪ West LA leasing act allows for arrangement with municipal entity</li> <li>▪ Municipal can provide housing structure</li> <li>▪ EUL has been one way to bring it on to our property</li> <li>▪ Tiny homes would not meet some housing requirements</li> <li>▪ We have expressed some of our frustration with the limitations to the OIG</li> </ul> </li> </ul> </li> </ul>
Strategies to overcome CERs Staffing shortage & Update on HUD-VASH Voucher Management Plan	<p>Mr. Matt McGahran, Chief, Community Engagement and Reintegration Service (CERS)</p> <ul style="list-style-type: none"> <li>● Staffing the CERS program <ul style="list-style-type: none"> <li>○ 458 staff total, including a number of different programs: <ul style="list-style-type: none"> <li>▪ Grant Per Diem (GPD)</li> <li>▪ Healthcare for Homeless Veterans</li> <li>▪ Additional housing programs</li> <li>▪ Homeless primary care teams</li> <li>▪ Compensated Work Therapy</li> <li>▪ Community Resource and Referral Center (CRRC)</li> <li>▪ Veterans Justice Outreach</li> <li>▪ HUD-VASH</li> <li>▪ All administrative positions that support these programs</li> </ul> </li> </ul> </li> </ul>

- 348 positions filled and 110 vacant
- Staffing shortage is hard to define- related to voucher utilization
  - Vacancies are in Social work/case management/clinical staff
    - responsible for the voucher utilization
  - The Veterans Healthcare and Benefits Improvement Act of 2020-HR 7105 requires:
    - more than 15% of vouchers unutilized during fiscal year due to the lack of case management services for nine consecutive months
    - Medical Center is required to explore contracting staff to cover vacancies
  - This community has four case management contracts
    - covers half the vouchers
  - In HUDVASH clinical vacancies
    - 65 social work vacancies
    - 28 positions in onboarding process
    - Net of 27 vacancies open, yet to be hired
    - Continuous job announcements
  - Upward trend filling positions in the last ten months
    - from 64% positions filled to 76 positions filled
    - Expect to have 80-90% of the positions filled within the next year
    - or contracting staff would be explored
- Dr. Bamberger asked about the time frame of being out of compliance with the act, based on the past few years they must be out of compliance.
- Mr. McGahran replied that Central office is reviewing the specifics and will give guidance.
  - There is a concern when tying voucher under-utilization to lack of staff
  - Underutilization is not wholly due to lack of staff
  - A lot of uncertainties with this act that will require more thought for implementation
- HUD-VASH Voucher Utilization
  - HUD-VASH vouchers
    - Collaboration with Housing and Urban Development and VA Supported Housing
    - Vouchers are issued by HUD
    - VA provides the supported housing part
    - Two types of vouchers
      - Project Based voucher
        - Single building with multiple units
        - Some specifically for Veterans
        - Some for a mix of civilians and Veterans

	<ul style="list-style-type: none"> <li>• Project units have a voucher connect to the specific unit</li> <li>• Can be set aside for the project ahead of occupancy approval</li> <li>▪ Tenant Based voucher <ul style="list-style-type: none"> <li>• Used by Veterans in the community</li> <li>• Renting from a landlord</li> <li>• Veterans choice for housing- apartment building or multiple family housing</li> <li>• HUD must approved residence as occupiable</li> </ul> </li> <li>▪ Other Programs GPD, CRRC, Veterans Justice Outreach <ul style="list-style-type: none"> <li>• Approximately 7,000 Veteran served by all programs</li> <li>• Majority-85% in the HUD-VASH program <ul style="list-style-type: none"> <li>○ Some are actively case managed</li> <li>○ Some are “graduating” and have minimal case management, but VA is contact with and aware of their status</li> <li>○ Managed according to acuity level- intensity of their need</li> <li>○ Intensive case management stage-majority of cases <ul style="list-style-type: none"> <li>▪ Case manager is required to visit the Veteran 3 or 4 times per month- social worker, peer support or nursing staff</li> <li>▪ Newly housed Veterans, right off the street or serious mental illness, substance abuse issues and need a lot of support</li> <li>▪ Case manager ensures the Veteran can maintain housing</li> </ul> </li> <li>○ Stabilization stage <ul style="list-style-type: none"> <li>▪ Case managers visit once every two weeks</li> <li>▪ More stable- do not need as much support</li> </ul> </li> <li>○ Maintenance stage <ul style="list-style-type: none"> <li>▪ Case manager visits once per month</li> <li>▪ Prepare for discharge from the program <ul style="list-style-type: none"> <li>• Case managers visit every 6 months</li> </ul> </li> </ul> </li> <li>○ Discharge from HUD-VASH program <ul style="list-style-type: none"> <li>▪ Ultimate goal- may leave with or without the voucher</li> <li>▪ To become self-sufficient</li> </ul> </li> </ul> </li> </ul> </li> <li>• Past five years 10,000 Veterans have been housed through the HUD-VASH program <ul style="list-style-type: none"> <li>○ Each year 10-15% are positively discharged from the program</li> <li>○ At discharge Veteran may retain voucher with minimal case management</li> <li>○ At discharge 60% of vouchers are returned</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>▪ 500-600 vouchers returned each year by Veterans discharging from the program</li> <li>▪ Returned vouchers are then available for use</li> <li>▪ Keeps utilization rate down as vouchers are returned and additional new vouchers are added each year</li> <li>▪ 519 more new vouchers were received/added in the past year</li> <li>○ Utilization rate is 60%- goal is 92%</li> <li>○ GLA has not met the voucher utilization rate for over five years <ul style="list-style-type: none"> <li>▪ GLA is the largest homeless program in the country</li> <li>▪ Except for VISN 21, GLA Medical center has more vouchers, 7,670 vouchers, than any medical center or VISN including VISN 8 and VISN 20</li> <li>▪ Next highest medical center (Puget Sound, WA) has 2,630 vouchers. GLA has 5,040 more vouchers than the next highest Medical Center</li> <li>▪ VISN 22, which includes San Diego and Long Beach, holds 2,200 vouchers each with utilization rates under target at 68% and 73% <ul style="list-style-type: none"> <li>• Regionally low utilization rate</li> <li>• Need to determine if it is connected to the staffing shortage</li> <li>• Or cost of affordable housing</li> </ul> </li> </ul> </li> <li>• Point-in-Time (PIT) Count Map- Los Angeles County, January 2020 <ul style="list-style-type: none"> <li>○ LA County divided into service planning areas</li> <li>○ Identified dwellings are mapped with icons (small tent= encampment)</li> <li>○ Address indicated is in vicinity of the encampment</li> <li>○ Green and red buildings- Project-based voucher buildings <ul style="list-style-type: none"> <li>▪ Green- occupied and operational</li> <li>▪ Red - onboard in the next two years</li> <li>▪ Black -transitional housing facilities</li> </ul> </li> </ul> </li> <li>• Spa 4- Point-in-Time count- January 2020- <ul style="list-style-type: none"> <li>○ 849 street homeless Veterans</li> <li>○ Busiest location- includes downtown LA and Skid Row</li> <li>○ Majority of homeless reside here</li> <li>○ In process of following the Federal benchmark guidelines for ending Veteran homelessness. <ul style="list-style-type: none"> <li>▪ First step- a list by name of homeless Veterans in specific area <ul style="list-style-type: none"> <li>▪ Feb 2020-Began compiling list in each Spa</li> <li>▪ List now has 200 homeless Veterans <ul style="list-style-type: none"> <li>• Difficult to get an accurate count</li> </ul> </li> <li>▪ When Spa #4 list is complete- will move to Spa 6 &amp; 5</li> <li>▪ Spa 5-783 homeless Veterans at the PIT count</li> <li>▪ Spa 6- 477 homeless Veterans at PIT count</li> </ul> </li> <li>▪ Focusing resources on areas with the majority of Veterans</li> </ul> </li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ Project Based Programs open now: <ul style="list-style-type: none"> <li>▪ 877 units for Veterans- 128 vacancies- 59 Veterans processing into the units</li> <li>▪ 2021-2023-another 332 VASH PBU expected to open</li> <li>▪ 10 units opening soon, 7 Veterans moving into that program</li> </ul> </li> <li>○ Robert Reynolds: (Public Attendee provide unsolicited comments in an attempt to interrupt the meeting proceedings) The HUD-VASH vouchers process. Of the 39 homeless Veterans outside the West LA VA and San Vicente. The big issue is identification for Veterans. As we know with COVID-19, the EZ-ID program has shut down inside 257 which has presented many challenges for guys getting their HUD-VASH voucher. And we requested multiple rides from VA to provide transportation for Veterans to the DMV to get identification and none of that has gone through as well. Additionally, a lot of the problems with the location of the VASH voucher, when someone receives a VASH voucher, a lot of the locations they are getting for apartments are out in Lancaster far away and we know Veterans need to be in their community close to the VA so I think there needs to be more of a focus on identifying buildings and apartments near the VA that can take these HUD-VASH vouchers. We know right now that with COVID a lot of renters need a solid income so this could be a good time to push something along those lines to get more guys taken care of. Unfortunately, a couple of months back, Christian March, one of our Air Force Veterans out on San Vicente, got a HUD-VASH voucher and was placed in the desert, ended up jumping off his balcony, and committing suicide. Mr. Skinner: I am sorry who's asking the question? Mr. Reynolds: Robert Reynolds Mr. Skinner: Mr. Reynolds, I am sorry this time is reserved to allow Board Members recognized by the VCOEB Chair to ask questions. Mr. Reynolds: I made my questions and my statement. That is all I wanted to say.</li> <li>● Mr. Perley asked for the breakdown in percentages between Tenant-based and Project-based VASH vouchers <ul style="list-style-type: none"> <li>○ Mr. McGahran replied that currently there are 877 project-based vouchers and 6,800 tenant-based vouchers</li> </ul> </li> <li>● Mr. Perley mentioned that he is an owner in San Bernadino county who takes tenant-based vouchers and asked about owners' experience with renting to Veterans through the program <ul style="list-style-type: none"> <li>○ Acuity levels and support are key to owners' experience with Tenant-based Vouchers</li> </ul> </li> <li>● Mr. McGahran responded that efforts are made to match Veterans with suitable housing <ul style="list-style-type: none"> <li>○ Assessing for acuity levels</li> <li>○ Providing needed access to services when appropriate</li> <li>○ Generally a positive experience with landlords in the community <ul style="list-style-type: none"> <li>○ Negative discharges from the HUD-VASH program are lower than the national average- <ul style="list-style-type: none"> <li>▪ Only about 10%-eviction, violence, crime or abandoning the unit</li> </ul> </li> </ul> </li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>• Mr. Zenner asked if the nurses are equipped to provide injections to Veterans with severe mental illness in their homes or do the Veterans have to come to VA for any psychotropic injections and does VA provide transportation in such cases? <ul style="list-style-type: none"> <li>○ Mr. McGahran stated Veterans typically come to VA and see the psychiatrist or psychiatric nurse <ul style="list-style-type: none"> <li>▪ Spa 4 had a nurse practitioner that went to another position</li> <li>▪ Nurse practitioner need is being re-evaluated</li> <li>▪ Some Veterans also have mental health case management teams that can give injections</li> <li>▪ Transportation is provided on a case- by- case basis</li> </ul> </li> </ul> </li> <li>• Dr. Bamberger asked for suggestions from Mr. McGahran as to where the committee could focus their attention to support getting the vouchers utilized more quickly <ul style="list-style-type: none"> <li>○ Mr. McGahran mentioned that vouchers were more valuable at the last committee meeting than they are now.</li> <li>○ It may be helpful for vouchers to have more financial impact for the landlord</li> <li>○ Often the vouchers are not worth enough to cover rent in the more expensive and more desirable area</li> <li>○ There are a lot of vouchers available but not always in an area where Veterans would choose to live due to possible negative experiences</li> </ul> </li> </ul>
Reintegration District update	<p>Mr. Robert McKenrick, Community Engagement and Reintegration Service (CERS)/Master Plan</p> <ul style="list-style-type: none"> <li>• Seismic Retro-fit Planning <ul style="list-style-type: none"> <li>• Eight buildings for planned retrofitting</li> <li>• Retrofitting by the Principal Developer (PD) in normal development of those Enhanced Use Lease (EUL) buildings.</li> <li>• Building 209- completed. EUL operational as permanent supported housing</li> <li>• Building 205 &amp; 208- EUL development in Phase Zero</li> <li>• Building 300- PD Community Plan- Phase One</li> <li>• Building 258- PD Community Plan- Phase Two</li> <li>• Building 114 &amp; 115- PD Community Plan Phase Three</li> <li>• Building 206- PD Community Plan- Phase Four</li> <li>• Building 257- PD Community Plan Phase Four</li> <li>• Building 212- schematic design for VA sub-acute mental health needs- <ul style="list-style-type: none"> <li>○ Complete 2024</li> <li>○ 42 beds</li> </ul> </li> <li>• Building 259- seismically funded for replacement <ul style="list-style-type: none"> <li>○ Small maintenance building on north campus</li> </ul> </li> <li>• Building 295- Non-reoccurring maintenance funded replacement project <ul style="list-style-type: none"> <li>○ Q4 2023</li> <li>○ Boiler plant upgrade project</li> </ul> </li> <li>• Building 222- Emergency Operations Center <ul style="list-style-type: none"> <li>○ Being used safety, police, industrial hygiene staff</li> </ul> </li> </ul> </li> </ul>

- Elevators need seismic correction
- Not a major project
- Funding has not been allocated yet
- Reintegration District-
  - 2016 Draft Master Plan “Veterans Education and Enterprise Center”
    - Concept for vibrant community
    - Opportunities for Veterans, staff and community partners to collaborate and plan for individual Veteran success
    - Job training, employment opportunities, trade, software/computer, entertainment industry
    - Town center, career center, service coordination, direct Veterans services, transit plaza, therapeutic garden, community kitchen
    - Athletic, arts and social spaces, community store
    - Master Plan (update of Draft Master Plan) will bring these two concepts of the community together on the campus
  - Challenge for the enterprise district-area
    - Currently has engineering operations and maintenance, grounds crew storage, laundry services. Occupational safety and health, supply storage, transportation offices, motor pool, water treatment plant, welding shop
    - All support activities are in that area and were conceived by the DMP bringing outside businesses in for job development and training
  - Where to move and rebuild all the current support services to utilize this space for the enterprise
    - Some service could remain
    - Would be disjointed with the PD concept
  - Mr. Allman asked if the initial idea was for VA to relocate the services in the reintegration to the South Campus with construction of new facilities and is that still in the plans? Or are they no longer relocated those facilities with all the construction going on in the South Campus?
    - Mr. McKenrick said there is no plan to move the facilities to the South Campus
      - Plan to move only medical services to the South Campus with the majority of all medical services
      - Keeping EULs and community development in the North Campus
      - Nursing home, domiciliary and community living environments will be on the southern border of the North Campus.
      - Draft Master Plan never planned a concept of how to finance and where to move the services
      - Exploring how this would fit into a principal developer and EUL concept. How can we do both together in the best place?
  - Mr. Allman mentioned the West LA Leasing Act authorizes vocational training as a service lease. Could they have a master service lease agreement that will allow those dedicated vocational training programs?

	<ul style="list-style-type: none"> <li>○ Mr. McKenrick said they are talking with the principal developer about building providing some services, plenty of joint service support in the concept. His analysis determined it will be difficult to move those other services to develop the district that was contemplated. There is opportunity to get this done elsewhere.</li> <li>• Mr. Tucker asked a specific question about the first bullet on slide #13, “VA recognizes that employment and job training are critical components to the revitalization process.” He asked who are the partners being considered for employment and job training with the revitalization process. <ul style="list-style-type: none"> <li>○ Mr. McKenrick mentioned that Mr. McGahran has some re-employment and job training assets and opportunities within CERS and partnerships that are shared throughout the county. <ul style="list-style-type: none"> <li>▪ Due to COVID 19 held off on engaging new opportunities, have been approached numerous times over the last year</li> <li>▪ If it is for land-use, must apply through the land-use approval process to state job training service offering</li> <li>▪ Intent to create a training zone</li> <li>▪ Engagement about farming, gardening and production as job training</li> <li>▪ Accept all applications and view each equitably</li> </ul> </li> </ul> </li> <li>• Mr. Tucker stated there is a perception among Veterans in LA county that Veterans are often pigeon-holed into specific job training and employment such as security. <ul style="list-style-type: none"> <li>○ Need to explore more vocational rehabilitation training</li> <li>○ investigate Veteran interest to go to school for certification, four-year degree/Masters.</li> <li>○ Services offer a quick fix/quick job, get the job training and get hired</li> <li>○ VA must maximize Veterans as a whole for two-fold reward: <ul style="list-style-type: none"> <li>▪ Veterans utilize vocational rehab benefits for support</li> <li>▪ Pursue a degree or certificate of their interest</li> </ul> </li> </ul> </li> <li>• Mr. McGahran mentioned there are community employment specialists on staff that have relationships with businesses in the community that are Veteran friendly for many different occupations. <ul style="list-style-type: none"> <li>○ Job lists are sent to Veterans on our mailing list</li> <li>○ Social workers share this info with Veterans on their case load.</li> <li>○ Veterans are encouraged to apply</li> </ul> </li> </ul>
Overview of Active Land Use Agreements	<p>Mr. Robert McKenrick, Community Engagement and Reintegration Service (CERS)/Master Plan</p> <ul style="list-style-type: none"> <li>• List of Active Land Use Agreements <ul style="list-style-type: none"> <li>• Enhanced Use Lease Authority <ul style="list-style-type: none"> <li>○ Authority used by VA to build and renovate on property through third party partnerships</li> <li>○ Use of supportive housing for Veterans and families</li> </ul> </li> <li>• Service Lease Authority <ul style="list-style-type: none"> <li>○ West LA Leasing Act</li> </ul> </li> </ul> </li> </ul>

- Lease real property for a term of no more than 50 years for a third-party that provides services that benefit Veterans and families
- Easement Authority
  - Authority under statute specific for public transportation authority and local government agencies
    - ex. A Bridge Home- county and city partner with us- they provide the building and we provide the services
- Revocable License (RL) Authority
  - VA Office of Construction and Facility Management from office of Real Property
- Land Use Advisory Committee
  - Submit application describing land use- processed and adjudicated
  - LUAC does not possess decision-making authority
- Entities that have current or past leases on West LA Campus only-Active Past Easements- 150-200
- Entities that have current or past leases on West LA Campus only-Active Past Easements- 150-200
- Slide #16 website [www.westLAdraftmasterplan.org](http://www.westLAdraftmasterplan.org)
- Land use partnerships /land-use-partnerships
  - Interactive map-plotted with majority of land uses
  - 30+ listed- from the golf course
  - Land use agreement with Bandini Foundation, Carlos Lopez and Associates (Building 337)-next to ABH to manage the ABH
  - City of Los Angeles for the ground and the building for ABH
  - Service providers- New Directions
- Purple Line- Access agreements for pre-construction for the station
  - Close on an easement agreement closing shortly
- Safety Park- Parking Lots at Barrington Village
  - Produces revenue for the Veterans
- California Edison- conduit easement
- Volunteer America-RL Agreement for Veteran Support Services and housing and job placement services
- Mr. Perley asked about combining a residential lease with a service building to get tax credits to increase funding to non-residential buildings, and the owner of the residential could sub-lease to a service provider.
  - Mr. McKenrick stated that funding is worked out with the Office of Asset Enterprise Management (OAEM) and the third- party entity.
    - VA is part of the lease and its' execution but not involved in financing.
    - PD may have discussed that with OAEM other areas of the community environment
- LT. Gen. Hopper asked if there has been any new information or updates based on the President's recent Executive Order about drilling on Federal land for Brightburn.
  - Mr. McKenrick stated it has been read but guidance has not come through yet and he did not see anything specific to drilling operations in this environment in the time frame of this project

<p>OAEM Infrastructure commitment and financing for Bldg. 207 Brief update on Phase Zero, work and infrastructure improvements</p>	<p>Tyler Monroe, Bryan D’Andrea, Steve Peck, Blake Coddington, West LA Veterans Collective</p> <ul style="list-style-type: none"> <li>• Building 207- first EUL property and a brief of our current ongoing infrastructure improvement projects.</li> <li>• Principal Developer joint venture consists of: <ul style="list-style-type: none"> <li>○ US Vets</li> <li>○ Century Housing</li> <li>○ Thomas Safran &amp; Associates</li> <li>○ Draft Community Plan</li> </ul> </li> <li>• Draft Community Plan <ul style="list-style-type: none"> <li>• Focus on execution of Phase Zero <ul style="list-style-type: none"> <li>○ Includes 205, 207, and 208</li> <li>○ First infrastructure project on the campus</li> </ul> </li> <li>• Building 207 update (slide #6) <ul style="list-style-type: none"> <li>○ Closed on financing at end of 2020</li> <li>○ Construction began Jan 2021</li> <li>○ 60- unit community for homeless Veterans, age 62+</li> <li>○ Funding from the city of LA, LA county and state <ul style="list-style-type: none"> <li>▪ Project based VASH vouchers</li> <li>▪ HHH Funding</li> <li>▪ No Place Like Home</li> <li>▪ County Tax-exempt bonds,</li> <li>▪ Low -income tax credit from CA</li> <li>▪ At or below 30% income</li> </ul> </li> <li>○ Anticipated completion Fall 2022</li> </ul> </li> <li>• Concept images, site plan and landscaping, amenities, therapeutic community <ul style="list-style-type: none"> <li>○ First EUL project setting a high bar for quality campus housing</li> </ul> </li> <li>• Timeline for year ahead <ul style="list-style-type: none"> <li>○ Closed on EUL in collaboration with OAEM</li> <li>○ First lease with principal developer</li> <li>○ Groundwork for subsequent phases</li> <li>○ First dry utility infrastructure project started this month <ul style="list-style-type: none"> <li>▪ Complete in Q3 2021</li> </ul> </li> <li>○ Accepting applications for large marketing outreach to identify Veterans for the housing opportunity later this year <ul style="list-style-type: none"> <li>▪ Then 8-9 months reviewing applicants for housing</li> </ul> </li> <li>○ Complete construction in Fall 2022</li> </ul> </li> <li>• Overview of Bonsall utility trunkline- dry utilities <ul style="list-style-type: none"> <li>○ Estimated cost \$10 million</li> <li>○ Construction began Dec 2020- complete by Fall 2021</li> <li>○ New electrical, natural gas, data and communications infrastructure to support all future housing as part of the Draft Master Plan <ul style="list-style-type: none"> <li>▪ Includes other projects</li> </ul> </li> <li>○ Power from Southern California Edison from Sepulveda, Constitution and Bonsall <ul style="list-style-type: none"> <li>▪ Provide power for 1700 new units or more</li> </ul> </li> <li>○ Gas from the West- Brentwood side- across campus and up Bonsall <ul style="list-style-type: none"> <li>▪ To serve all units and contemplated housing</li> </ul> </li> <li>○ Data Communications</li> </ul> </li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Telephone, internet, cable TV</li> <li>○ All funded through VA capital contribution funding               <ul style="list-style-type: none"> <li>▪ Smooth process, positive experience</li> </ul> </li> </ul> </li> <li>• Construction progress photos       <ul style="list-style-type: none"> <li>○ Various road closures and work in progress on North Campus           <ul style="list-style-type: none"> <li>▪ Constitution and Bonsall</li> <li>▪ Large trench- over a mile long</li> </ul> </li> <li>○ Inspectors on site every day to insure everything is done at highest level</li> </ul> </li> <li>• Mr. Allman verified that the Bonsall utility trunk line is specifically for dry utilities fully funded by VA and work is progressing. He congratulated the PD on the capital funding asked about the status on the other utilities       <ul style="list-style-type: none"> <li>○ Mr. Monroe mentioned that they are working with VA on a similar agreement for wet utility plans to involve water storm drains and sewer upgrades</li> <li>○ Mr. McKenrick mentioned that transportation infrastructure also needs to be updated and dovetails with the wet utilities as certain streets and parkways will need to be dug up and new systems installed</li> <li>○ PD is advocating for a comprehensive and efficient approach to improving the streets and sidewalks making those networks more accessible</li> </ul> </li> <li>• Mr. Allman stated that a third of the utilities are fully funded and underway but wet and transportation projects and funding are still outstanding       <ul style="list-style-type: none"> <li>○ Mr. Monroe said that his statement is accurate if you divide into three categories- dry, wet and transportation but that do not have enough data to confirm accuracy from a financial standpoint</li> </ul> </li> <li>• Mr. Allman stated that he did not intend that a third of the cost had been contributed but wanted other board members to understand the specifics involving utilities</li> </ul>
<p>Briefing on project-based housing rules and regulations</p>	<p>Sander Schmidt, Los Angeles County Development Authority (LACDA), Housing Division Policy Analyst and Project administrator for Project Based Voucher program for Los Angeles County Development Authority</p> <ul style="list-style-type: none"> <li>• Differences: Tenant v. Project base voucher</li> <li>• Large allocation of vouchers from HUD</li> <li>• Authority can administer as Tenant-based or Project-based</li> <li>• Tenant voucher:       <ul style="list-style-type: none"> <li>○ Veteran or tenant must find the housing</li> <li>○ Owner must be willing to lease</li> <li>○ Tenant may pay up to 40% of income toward lease-higher rents</li> <li>○ Voucher holder has flexibility in where they can live including city of Los Angeles</li> <li>○ Barriers:           <ul style="list-style-type: none"> <li>▪ Mental health stigma, previous bad experience</li> <li>▪ Tenant vacates the unit, payment must stop immediately- maybe mid-month, no vacancy payments</li> <li>▪ Must recoup any funds paid after vacating</li> <li>▪ 12- month lease required between tenant and owner- cannot be enforced</li> </ul> </li> </ul> </li> <li>• Project-based Voucher</li> </ul>

- Assistance is tied to the unit
- Expectation that the Veteran will occupy the unit
- Tenant pays only 30% of income toward lease-lower rents
- Landlord barriers do not exist
- Housing Authority is responsible to ensure the unit is occupied at all times
- Housing Authority will pay up to two months of vacancy payment during which they try to fill the unit
- 20- year contract between Housing Authority and the owner-
  - Can be extended an additional 20 years at contract end- stable cash flow
- Only issued to areas within jurisdiction
  - Participating cities and unincorporated areas
- Housing Authority Involvement with West LA VA Campus- providing assistance to 480 units total
  - Financial- developers are well-versed in financing affordable housing
  - Lenders are keen on Project Based vouchers due to
    - Stability of the 20 -year contract and
    - Commitment to continuous occupation of the unit
- Currently have 5 requests for PBVs
  - Four at the West LA campus
- 59 vouchers committed to building 207- managers unit is not included in count
- 148 vouchers committed at MacArthur Field
- Building 156 and 157- combined as one project- received application for 110 VASH units
- Building 140- 107 VASH Units and 12 Non-VASH for Veterans not qualified for the VASH program
- Building 300 – 39 VASH and 5 Non-VASH units
- Administrative Plan
  - PBV rules and regulations- public document, will provide if needed
  - Mr. Mangano asked if they had the numbers for how the vouchers would be divided between TBV and PBV
  - Mr. Schmidt replied that the agency does not develop the project and is entirely dependent on developers for demand for PBVs
    - Would like to project-base more units
    - Currently majority are TBV
    - Going to have more than 30000 VASH vouchers
    - Currently have only 600 that are already operational or committed to PBV
    - Excited about all these developments.
  - Mr. Mangano mentioned that the new PBV project developments should not be a problem for issuing a lot of PBV to induce developers to create new units
  - Mr. Schmidt replied that there is a caveat as an agency that can only project-based 30% of the total voucher allocation
    - PBV are so popular right now
    - Anticipate reaching the cap in three years
    - Any development coming onboard should apply for these vouchers sooner rather than later

	<ul style="list-style-type: none"> <li>• Mr. Mangano asked if they have 3000 HUD-VASH vouchers and only 600 are committed they should have 2,400 non-committed vouchers <ul style="list-style-type: none"> <li>○ Mr. Schmidt replied that the 3,000 is the agency's total allocation of which 65% is leased up as TBV and for PBV it depends on whether it is operational or not</li> <li>○ We have 1,439 TBV available</li> <li>○ PBV operates differently <ul style="list-style-type: none"> <li>▪ A building opens and fills up as soon as possible</li> </ul> </li> </ul> </li> <li>• Mr. Mangano asked if the authority wants all the TBV leased out in the community as the Authority gets financing for having the vouchers out <ul style="list-style-type: none"> <li>○ Mr. Schmidt stated the authority is paid HUD based on our lease upgrade</li> <li>○ Due to COVID barriers some voucher holders are not able to find a unit</li> </ul> </li> <li>• Mr. Mangano asked what is the most significant obstacle for renting those 1,400 vouchers? <ul style="list-style-type: none"> <li>○ Mr. Schmidt does not work on the operational side knows there are owners who have had bad experiences with Veterans abandoning their unit</li> <li>○ The owners want to lease to Veterans due to their own Veteran status or other affinity for the community but overall, it is challenging for TBV</li> </ul> </li> <li>• Dr. Bamberger asked how the authority utilizes a housing locator agency as it can to provide some of the benefits of PBV and TBV, committing units for many months <ul style="list-style-type: none"> <li>○ The Authority uses internal locator for TBV working with the Veteran and for PBV they receive referrals from VA prior to a building opening, filling those units easier and quicker</li> </ul> </li> <li>• Mr. Mangano mentioned that the number of PBV referrals coming from VA are inadequate to fill the available PBV <ul style="list-style-type: none"> <li>○ Mr. Schmidt confirmed that is an issue <ul style="list-style-type: none"> <li>▪ The referrals have been too slow</li> <li>▪ has been brought to the attention of VA</li> <li>▪ At one point there was a large number of units that opened at the same time in the Antelope Valley area</li> <li>▪ Area was challenging because Veterans would not go to the desert</li> <li>▪ Any advocacy with VA is appreciated</li> </ul> </li> </ul> </li> <li>• Mr. Allman asked for confirmation that the Housing Authority is the only one for VA West. There are no other housing authority supporting vouchers for these projects <ul style="list-style-type: none"> <li>○ The Authority may split with the city of LA but the Authority is the only agency issuing vouchers for West LA. It is technically federal land but is considered their jurisdiction</li> </ul> </li> <li>• Mr. Allman asked about the Notice of Funds Available (NOFA) process and VA awarding ULS which are not guaranteed vouchers <ul style="list-style-type: none"> <li>○ ULs are not vouchers and must go through the application process, to ensure the project is eligible for the vouchers</li> <li>○ Recently, only when NOFA is off cycle, the Authority has started to use the EUL agreement as justification to issue vouchers outside of the NOFA process</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>o It is done on a case-by-case basis based on how quickly they need commitments for overall financing</li> <li>o In cases outside of the NOFA cycle awarding vouchers may be justified</li> <li>• Mr. Allman asked if in theory the EUL or PD agreement is for in excess of 1,200 units within a competitive award process is awarded to the Principal Development team. Could the PD ask the county for 100 vouchers if there is a surplus of vouchers? <ul style="list-style-type: none"> <li>o Mr. Schmidt responded that this could be done in theory, but it is a process to review all the paperwork</li> </ul> </li> <li>• Mr. Allman asked for an explanation of if there is a balance and if you award all 1,200 vouchers ahead of time you take them out of circulation. <ul style="list-style-type: none"> <li>o Mr. Schmidt replied that is a technical and complicated issue as the vouchers are reserved for the future, but by the time the project is complete...</li> </ul> </li> </ul> <p><b><i>Due to technical interference, uncontrollable outburst, and interruptions by the public attendees, at approximately 5:30 p.m. EST, LTGEN Hopper in concert with the Designated Federal Officer, terminated the meeting. The following agenda items were not completed.</i></b></p>
Strategies to house homeless <b>Veterans</b>	<p>Perlita Carrillo, Associate Director, Brilliant Corners</p> <p>Daniel Valdez, Housing Acquisition Manager, Brilliant Corners</p>
<b>Master Plan Subcommittee</b> recommendation brief discussion and vote	Anthony Allman, Master Plan Subcommittee Chair
Services and Outcomes <b>Subcommittee</b> recommendation brief discussion and vote	Dr. Joshua Bamberger Services and Outcomes Subcommittee Chair
List of Public Comments received via email to the <b>FACmailbox</b>	Chi Szeto, Alternate DFO
Wrap up & Adjourn	Lt. Gen. (R) John D. Hopper Jr., Chair

Eugene W Skinner  
686906

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Date: 2021.03.28 20:55:38 -0400

Approved  
Eugene W. Skinner JR, DFO

/s/ John D. Hopper, Jr.

Approved  
Lt GEN (Ret). Hopper, Chair